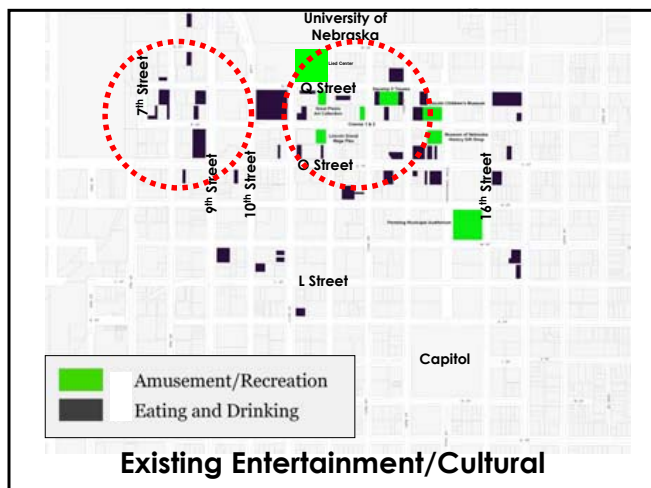


Where Should New Retail Be Located ?



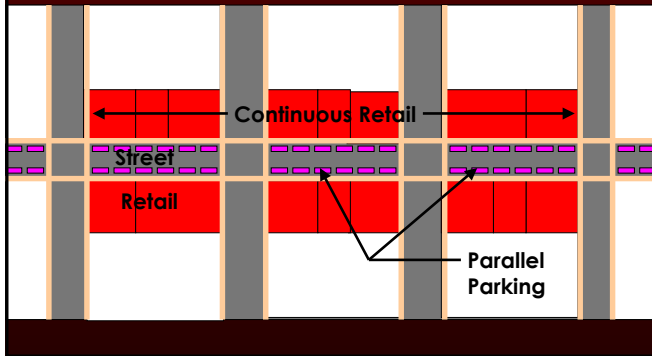
Fundamental Revitalization Requirements

Retail Main Streets

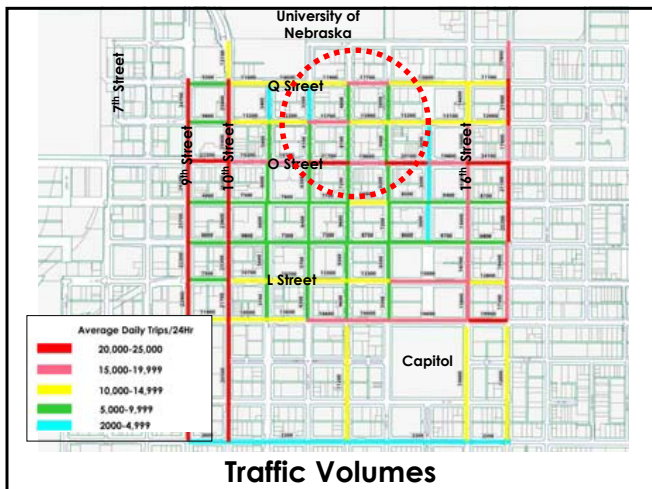
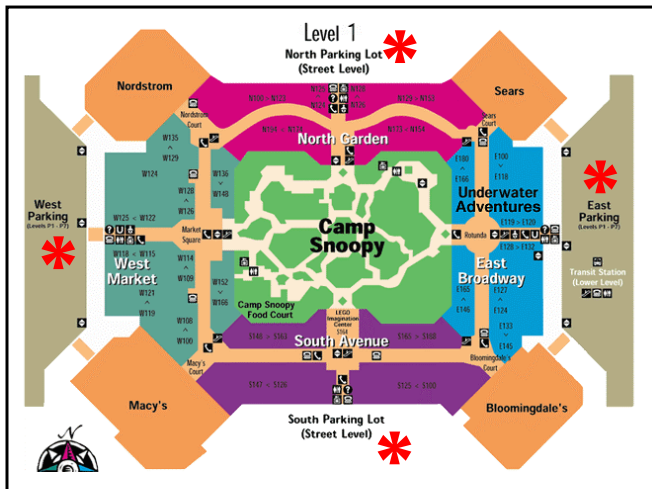
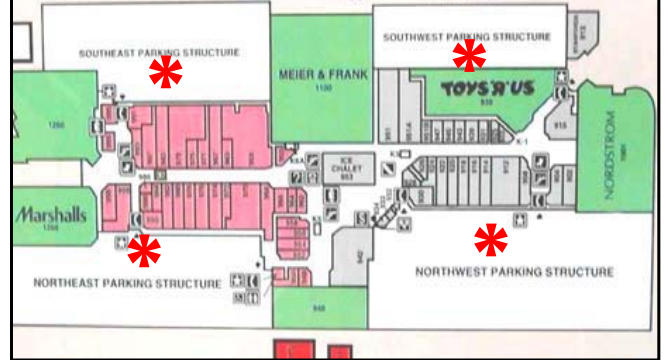
- On-street parking
- Busy street – 8,000/20,000 cars/day
- Ground floor retail on both sides of the street
- Side by side retail uses with no interruptions
- Major retail development anchoring beginning and end of street
- Street length approximately 1/8 mile – 700 feet
- Comfortable pedestrian environment – sidewalks, landscaping and street furniture

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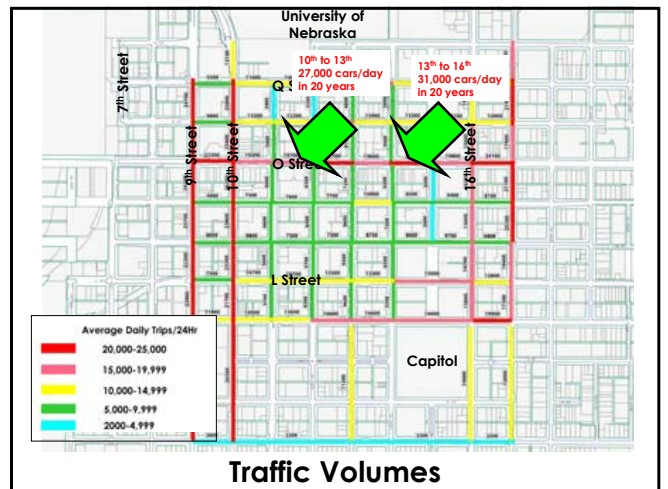
Traditional Main Street



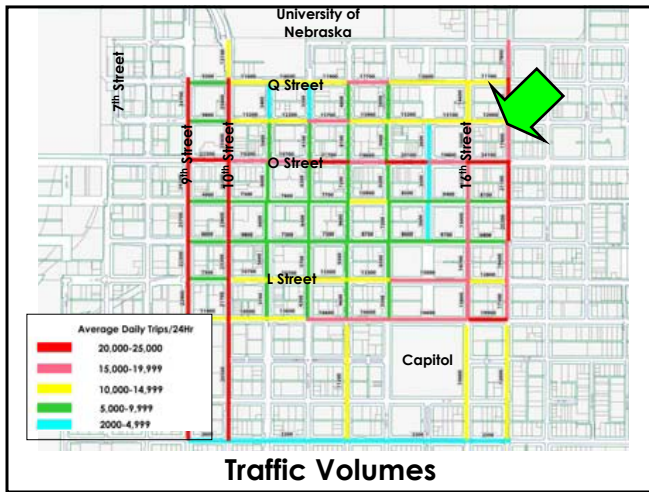
Typical Shopping Center



Traffic Volumes

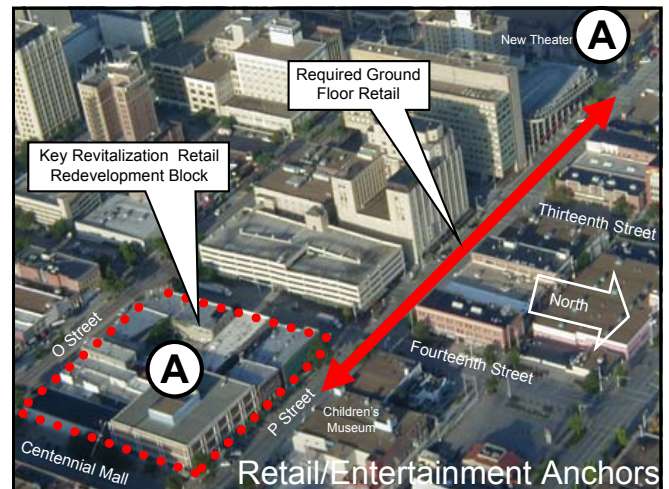
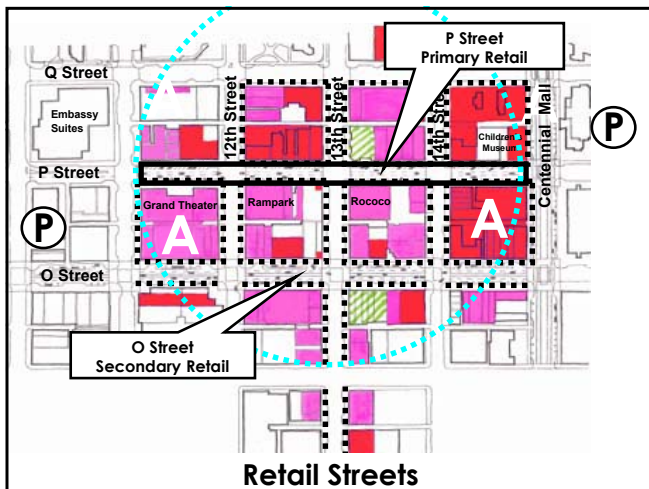
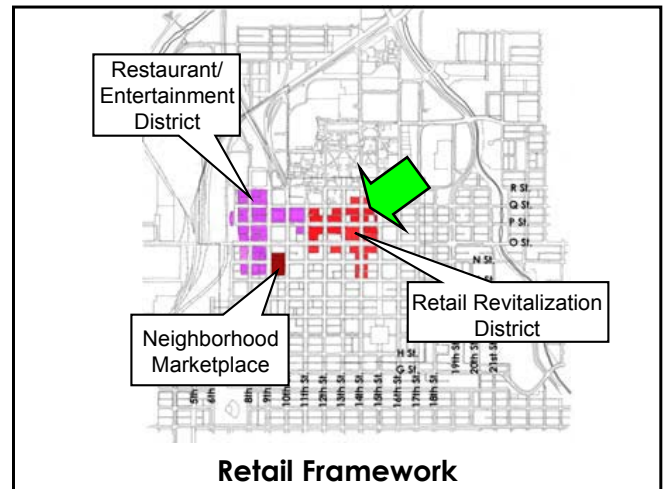


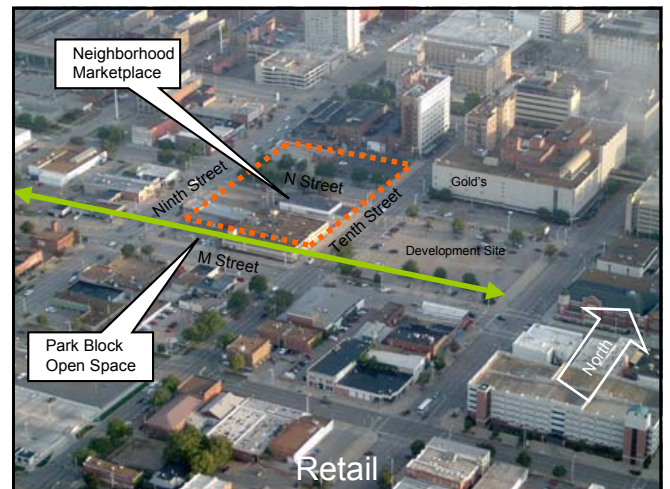
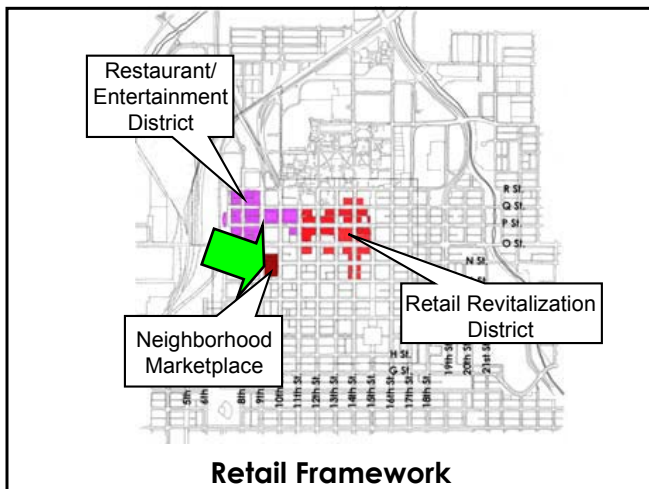
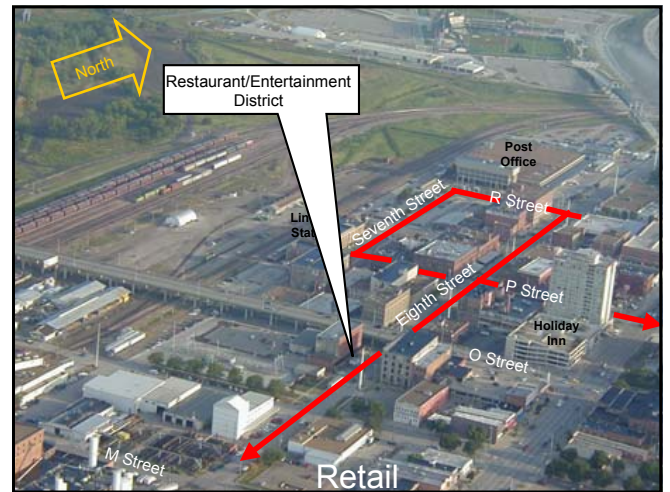
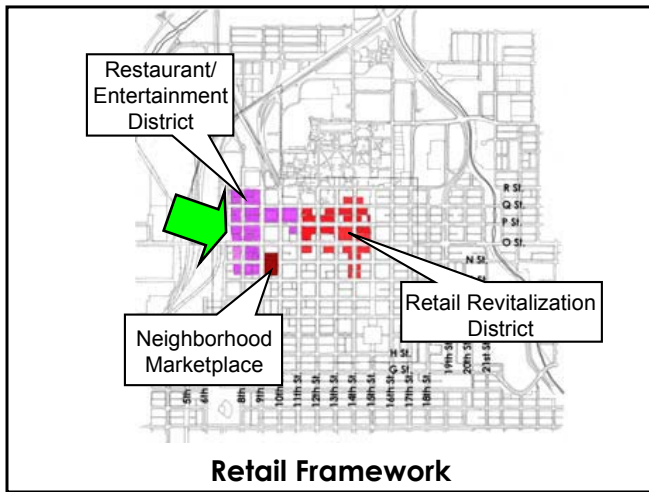
Traffic Volumes

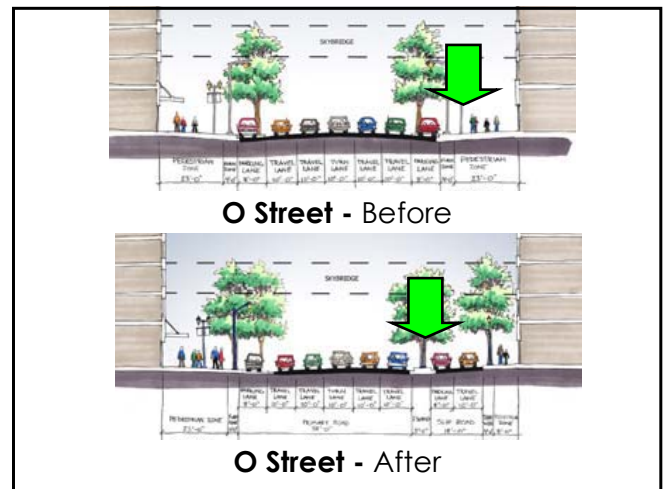
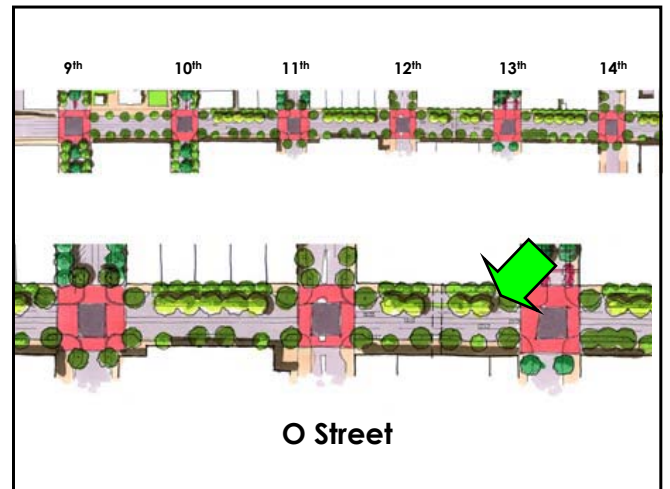
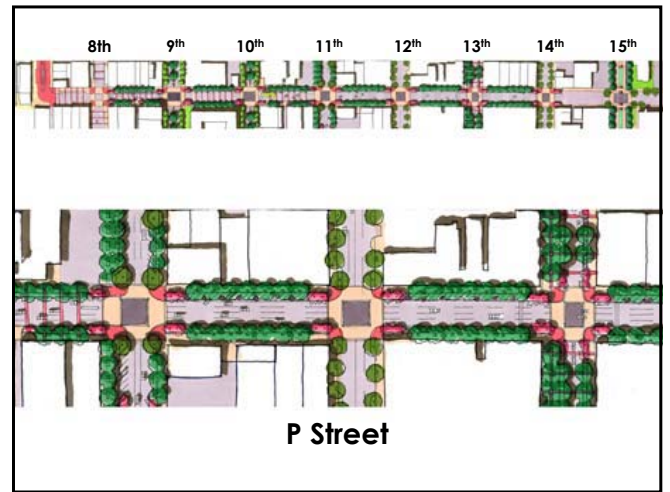


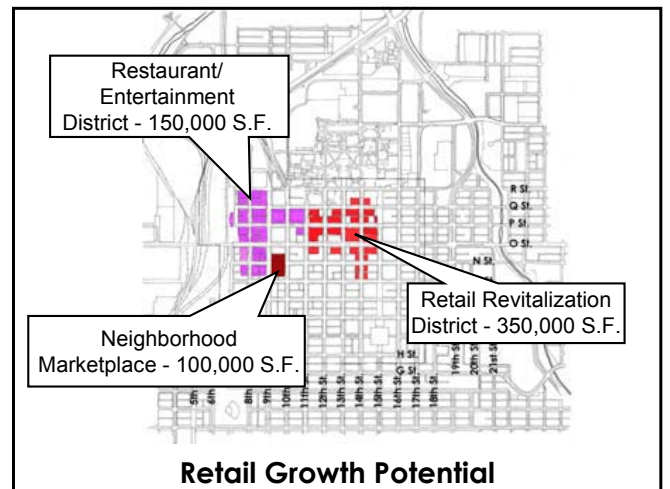
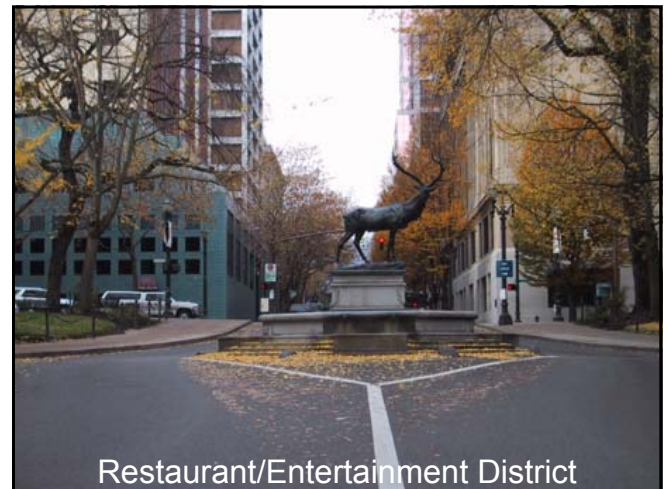
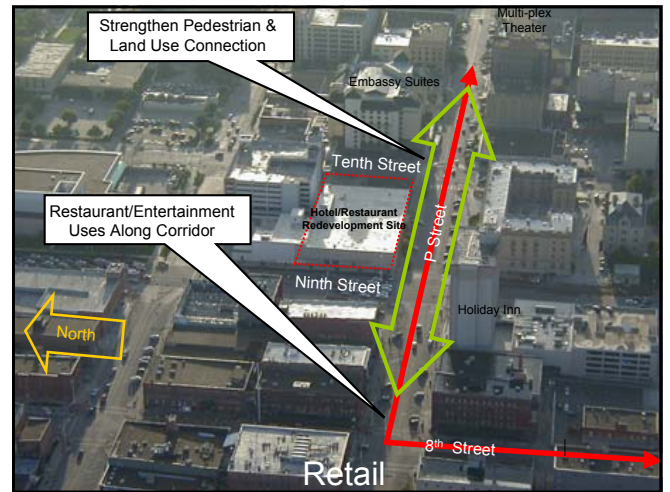
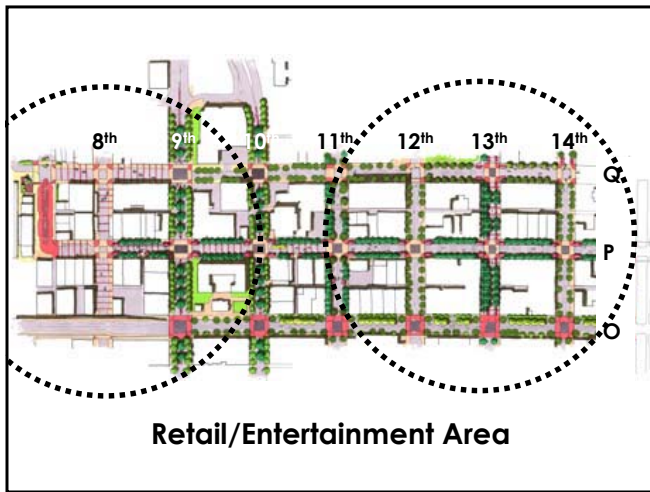
How Much New Retail Can Be Supported ?

1) Restaurant & Entertainment	100,000/150,000 S.F.
2) Neighborhood Market Place	100,000 S.F.
3) Retail Revitalization District	350,000 S.F.
Total	600,000 S.F.









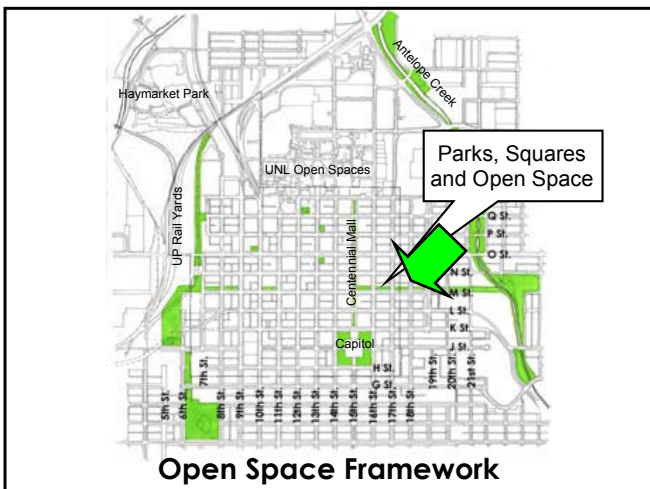
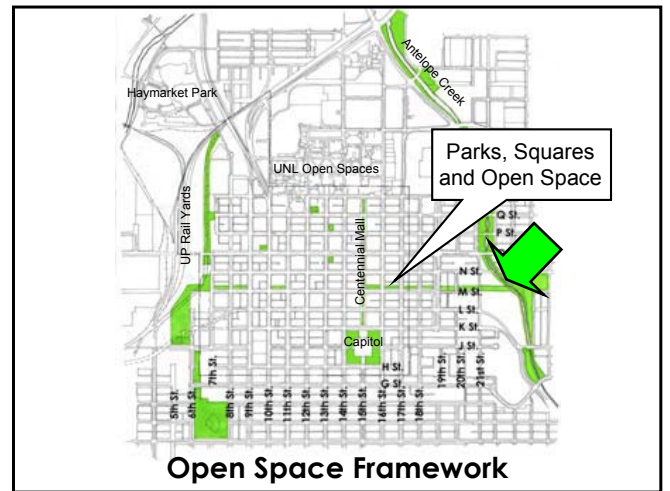


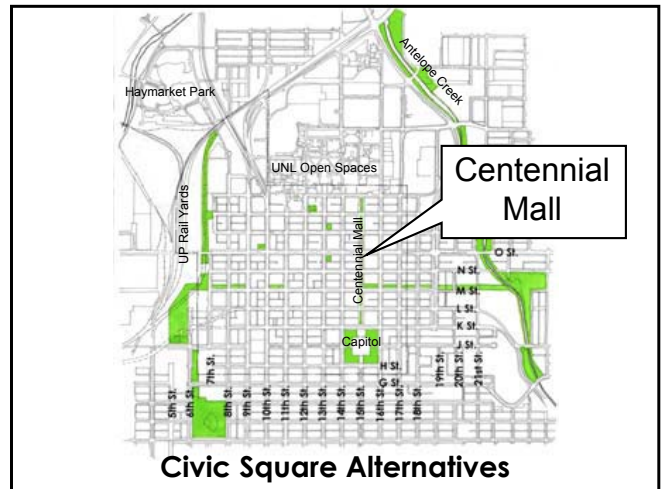
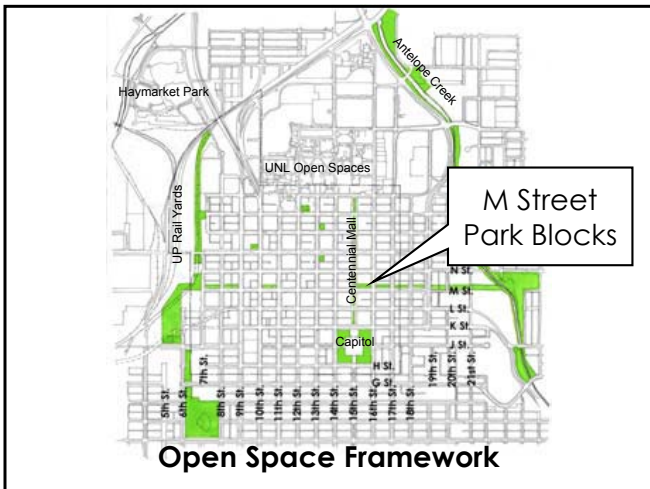
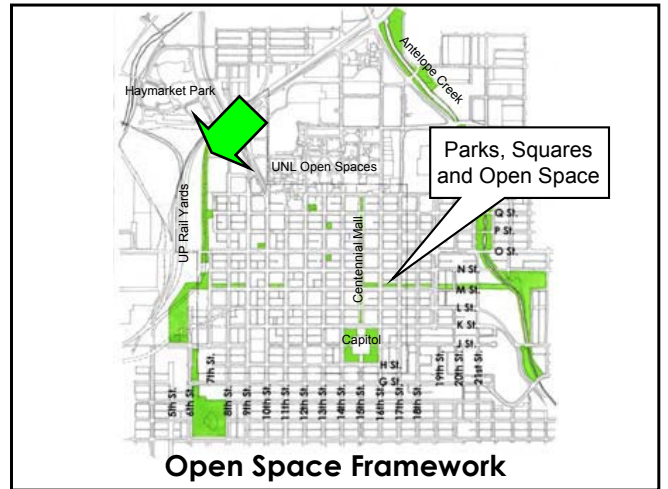
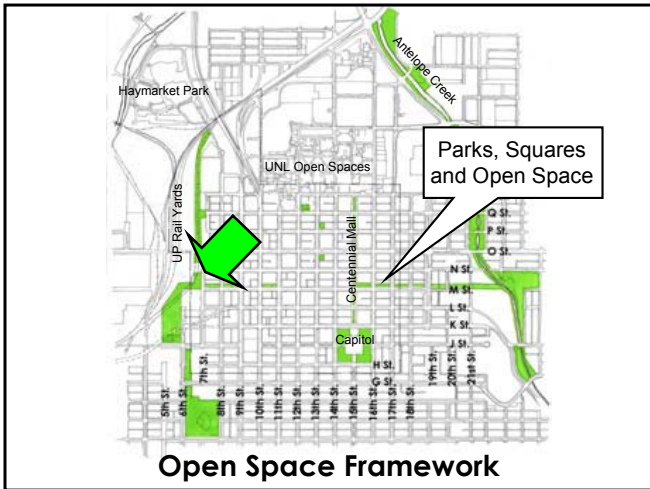
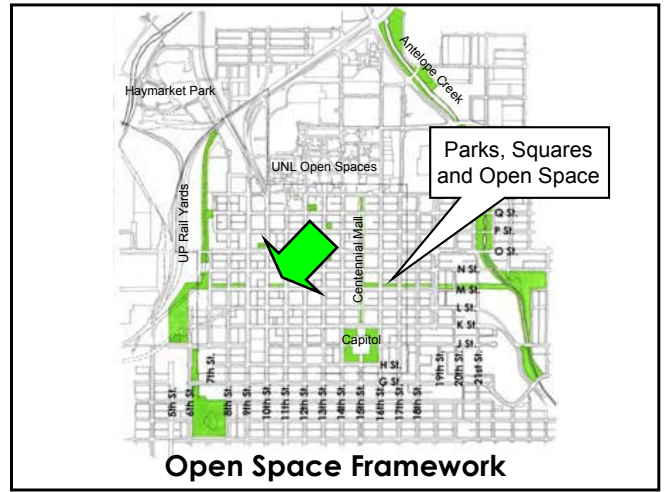
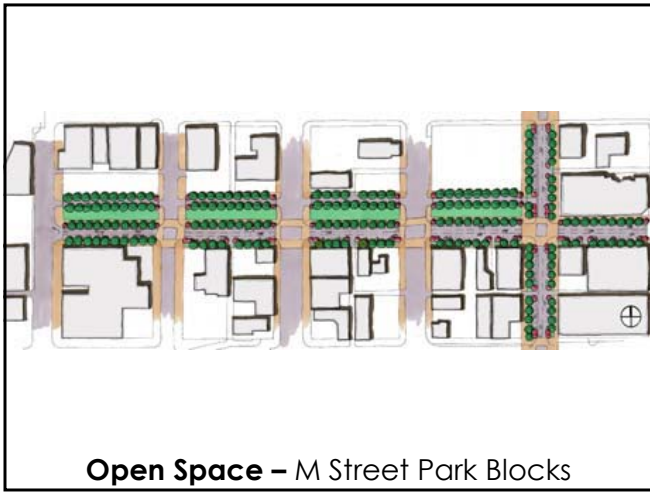
Fundamental Revitalization Requirements

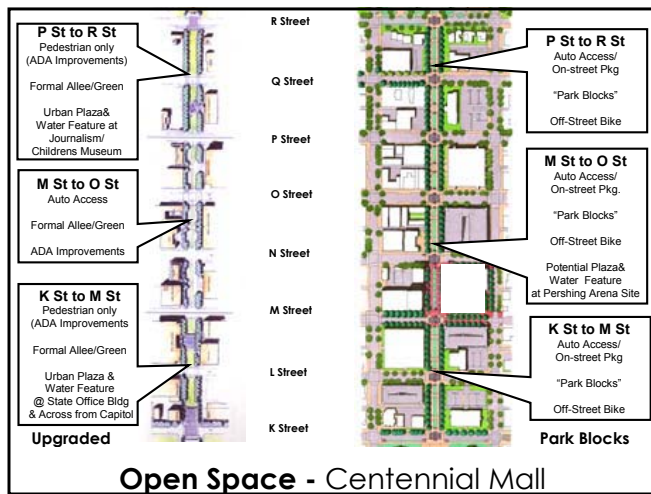
Open Space

- An amenity to attract and focus downtown housing and businesses development
- A well defined system that connects all downtown districts

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Fundamental Revitalization Requirements "Civic Square" Open Space

- In a central location
- At crossroads (shopping/auto/pedestrian/transit)
- Surrounded by active ground floor uses
- Configured to accommodate major public gatherings

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